

**CONCEPTUAL COST ESTIMATE FORM -
RIGHT OF WAY**

(Form #)

EXHIBIT

4-EX-8 (REV 10/2017)

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K PHASE CONCEPTUAL COST ESTIMATE FORM - RIGHT OF WAY****A RIGHT OF WAY DATA SHEET WILL NEED TO BE COMPLETED FOR SUBSEQUENT PHASES****

To: _____

(REQUESTING DIVISION)

Date: _____

(NAME OF REQUESTOR)

Dist-Co-Rte-PM: _____

Project ID: _____

EA: _____

Alternative #: _____

From: _____

RIGHT OF WAY

(Estimator)

RIGHT OF WAY

(Estimating Senior)

The Conceptual Cost Estimate Request was received for the above-referenced project on (date submitted) with a requested completion date of (requested completion date).

Scope of the Right of Way

Description of Required Right of Way: _____

Right of Way Required:

☐

Yes

☐

No

Number of Total Parcels:

☐

1-10

☐

11-25

☐

26-50

☐

51-100

☐

>100

Right of Way Requirements:

Number of Fee Parcels _____

Total Fee Area _____

Number of Permanent Easements _____

Total Permanent Easement Area _____

Number of Temporary Easements _____

Total Temporary Easement Area _____

Length of Term Required for Temporary Easements _____

Number of Excess Parcels/Other _____

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USA Lands:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unknown	
BIA Lands:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unknown	
Displaced Persons/Businesses:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unknown	Number of displacees _____
Demolition/Clearance Required:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unknown	Number of demos _____
Railroad Involvement:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unknown	
C&M Agreement Needed	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unknown	
Utility Involvement:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unknown	Number of Utilities in Area _____
UT Relocations Anticipated:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unknown	
Potholing Needed:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unknown	
Project Public Meetings:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unknown	Number of Meetings _____
Permits To Enter ENV/ENG:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unknown	Number of Permits _____
Environmental Mitigation:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unknown	Type _____
Outdoor Advertising Signs:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unknown	Number of Signs _____

Cost Estimates

Estimate reflects Right of Way only and does not include any capital costs for Right of Way Engineering/Land Surveys.

<u>Capital Costs-Phase 9</u>	<input type="checkbox"/> \$0-\$100,000	<input type="checkbox"/> \$2,500,001-\$5,000,000
	<input type="checkbox"/> \$100,001-\$250,000	<input type="checkbox"/> \$5,000,001-\$10,000,000
	<input type="checkbox"/> \$250,001-\$500,000	<input type="checkbox"/> \$10,000,001-\$25,000,000
	<input type="checkbox"/> \$500,001-\$1,000,000	<input type="checkbox"/> \$25,000,001-\$100,000,000
	<input type="checkbox"/> \$1,000,001-\$2,500,000	<input type="checkbox"/> >\$100,000,000

<u>Capital Costs-Phase 4</u>	<input type="checkbox"/> \$0-\$100,000	<input type="checkbox"/> \$2,500,001-\$5,000,000
	<input type="checkbox"/> \$100,001-\$250,000	<input type="checkbox"/> \$5,000,001-\$10,000,000
	<input type="checkbox"/> \$250,001-\$500,000	<input type="checkbox"/> \$10,000,001-\$25,000,000
	<input type="checkbox"/> \$500,001-\$1,000,000	<input type="checkbox"/> \$25,000,001-\$100,000,000
	<input type="checkbox"/> \$1,000,001-\$2,500,000	<input type="checkbox"/> >\$100,000,000

Phase 9 - Recommended R/W Capital Cost for Programming

\$ _____

Phase 4 - Recommended R/W Capital Cost for Programming

\$ _____

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Estimate reflects Right of Way only and does not include any support costs for Right of Way Engineering/Land Surveys.

**Phase 0 Support Costs
(PA&ED)**

\$ _____

Tasks: 100.10, 160.10, 160.30,
165.10, 170.10, 170.15, 170.25,
175.10, 180.05, 180.10

Phase 1 Support Costs (PS&E)

Tasks: 100.15, 185.05, 185.20,
185.25, 205.10, 205.15, 205.25,
235.05, 235.10, 255

- | | |
|--|---|
| <input type="checkbox"/> \$0-\$100,000 | <input type="checkbox"/> \$2,500,001-\$5,000,000 |
| <input type="checkbox"/> \$100,001-\$250,000 | <input type="checkbox"/> \$5,000,001-\$10,000,000 |
| <input type="checkbox"/> \$250,001-\$500,000 | <input type="checkbox"/> \$10,000,001-\$25,000,000 |
| <input type="checkbox"/> \$500,001-\$1,000,000 | <input type="checkbox"/> \$25,000,001-\$100,000,000 |
| <input type="checkbox"/> \$1,000,001-\$2,500,000 | <input type="checkbox"/> >\$100,000,000 |

Phase 2 Support Costs (RW)

Tasks: 100.25, 195.40, 195.45,
200.15, 200.20, 200.25, 200.30,
225.50, 225.60, 225.65, 225.70,
225.75, 225.80, 245.50, 245.60,
245.65, 245.70, 245.75, 245.80

- | | |
|--|---|
| <input type="checkbox"/> \$0-\$100,000 | <input type="checkbox"/> \$2,500,001-\$5,000,000 |
| <input type="checkbox"/> \$100,001-\$250,000 | <input type="checkbox"/> \$5,000,001-\$10,000,000 |
| <input type="checkbox"/> \$250,001-\$500,000 | <input type="checkbox"/> \$10,000,001-\$25,000,000 |
| <input type="checkbox"/> \$500,001-\$1,000,000 | <input type="checkbox"/> \$25,000,001-\$100,000,000 |
| <input type="checkbox"/> \$1,000,001-\$2,500,000 | <input type="checkbox"/> >\$100,000,000 |

Phase 3 Support Costs (CON)

Tasks: 270.25, 285

- | | |
|--|---|
| <input type="checkbox"/> \$0-\$100,000 | <input type="checkbox"/> \$2,500,001-\$5,000,000 |
| <input type="checkbox"/> \$100,001-\$250,000 | <input type="checkbox"/> \$5,000,001-\$10,000,000 |
| <input type="checkbox"/> \$250,001-\$500,000 | <input type="checkbox"/> \$10,000,001-\$25,000,000 |
| <input type="checkbox"/> \$500,001-\$1,000,000 | <input type="checkbox"/> \$25,000,001-\$100,000,000 |
| <input type="checkbox"/> \$1,000,001-\$2,500,000 | <input type="checkbox"/> >\$100,000,000 |

Schedule

Right of Way will require a minimum of _____ months to deliver a Right of Way Certification once final right of way requirements and mapping have been received, necessary environmental clearances have been obtained, and required freeway agreements have been approved. This schedule is based on a Right of Way Certification #1 with an anticipated cert date of _____.

Areas of Concern

Potential areas of concern are noted below:

(Provide a description of areas in close proximity to the project footprint that are likely to result in complex right of way issues if impacted [i.e., junkyards, cemeteries, utility towers, mobile home parks, etc.])

Assumptions and Limiting Conditions/Risks

This estimate is based on the following assumptions and limiting conditions and documented project risks:

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The Scope of the Right of Way analysis includes applicable:

- Acquisition Costs (including any Excess Lands, Damages, Mitigation, etc.)
- Utility Relocation
- Railroad Involvement
- Relocation Assistance
- Clearance/Demolition
- Permits
- Title and Escrow Fees
- Construction Contract Work

Capital Costs are based on eminent domain estimating and appraisal methodologies and current market information.

Support Costs are based on district workload estimating tools and historical data from previous similar projects.

Escalation and Contingency Rates were applied based on the proposed project schedule and previous district experience to account for changes in market conditions and other unanticipated project-related costs.

Check as applicable:

- ☐ A field review was not performed as part of this estimate.
- ☐ Mapping received did not provide sufficient detail to determine the limits of the right of way requirements and/or to determine damages to the remainder parcels impacted by the project.
- ☐ Additional right of way requirements may be anticipated but are not defined due to the preliminary nature of the early design requirements.
- ☐ We have determined that there are no right of way functional involvements in the proposed project at this time as currently designed.
- ☐ Utility lead time begins after PA&ED is met and we have received conflict maps.
- ☐ Right of Way certification is at risk. The current schedule does not provide Right of Way with sufficient lead time.

(Provide a description of any other specific assumptions and limiting conditions. Also document all known risks to future cost, scope, schedule or changes in performance for inclusion in the project Risk Register.)

Contact

For further information regarding this estimate, please contact person below:

Title: (Name)

Phone Number: (Phone Number)

Attachment(s)

- 1) Conceptual Cost Estimate Request (with mapping)
- 2)

INSTRUCTIONS FOR COMPLETING THE CONCEPTUAL COST ESTIMATE FORM

The form should be completed in its entirety with the best information available.

Scope of the Right of Way

- Description of Required Right of Way - *Provide a brief description of the required right of way in general including location attributes, etc.*
- Right of Way Required - *Confirmation of Right of Way involvement - includes any deliverable required for the right of way component.*
- Number of Parcels - *Estimated quantity of all parcels needed for the project.*
- Project Setting - *The setting of the project (as indicated on the request).*
- Right of Way Requirements - *Total land area for fee and easement requirements.*
- RAP Displacements - *Determine if persons and/or businesses will be displaced by the project.*
- Demolition and Clearance - *Determine if structures/improvements will need to be cleared.*
- Railroad Involvement - *Determine if railroad interests are involved.*
- Utility Involvement - *Determine if utilities are involved and note number of utilities in area.*

Cost Estimates

- Capital Outlay Costs - The capital costs are represented as a reliable range of cost estimates for future Capital Phases (RW, CON) based on the estimated capital costs related to parcels, utilities, railroad involvement, etc.
- Capital Outlay Support Costs - The support costs are represented as a reliable accurate/most probable support estimate to program/allocate the PA&ED phase (i.e., estimating, assistance with environmental permits [Permits to Enter and Rights of Entry], and preliminary railroad and/or utilities work) and a reliable range of cost for future Support phases (PS&E, RW, CON) based on Right of Way involvement.
- Recommended Capital Cost for Programming. Once an anticipated RW cost range is estimated a cost within that range shall be listed as the recommended amount for Programming. (Careful analysis of the limiting conditions, assumptions, areas of concern, risks, etc. should occur to support a recommended programming amount in the higher or lower part of the range)

Schedule

The schedule assumes a Right of Way Certification #1.

Areas of Concern

The areas of concern identify areas in close proximity to the project that could result in major increases to the cost, scope, or schedule of delivering the Right of Way component if impacted.

Assumptions and Limiting Conditions

Provide the assumptions and limiting conditions used in the preparation of this estimate.

Risks

Document all known risks to future cost, scope, schedule or changes in performance for inclusion in the project Risk Register. Monetize key risks when known for inclusion in the risk register.

Contact - The preparer will include his or her name and telephone number.
